

MARICOPA COUNTY BOARD OF SUPERVISORS MINUTE BOOK

**INFORMAL SESSION
September 5, 2006**

The Board of Supervisors of Maricopa County Arizona convened in Informal Session at 10:00 a.m., September 5, 2006, in the Supervisors' Conference Room, 301 W. Jefferson, Phoenix, Arizona, with the following members present: Don Stapley, Chairman, District 2; Fulton Brock, Vice Chairman, District 1, Andrew Kunasek, District 3, Max W. Wilson, District 4 and Mary Rose Wilcox, District 5. Also present: Fran McCarroll, Clerk of the Board; Liz Evans, Administrative Coordinator; David Smith, County Manager; Bruce White, Deputy County Attorney, Victoria Mangiapane, Deputy County Attorney. Votes of the Members will be recorded as follows: aye-nay-absent-abstain.

CHAIRMAN'S PREROGATIVE

Chairman Stapley announced the sad news that former employee Jim Prante had passed away on August 29, 2006. Mr. Prante had recently retired from the County, where he had been the Director of the Community Development Department. Chairman Stapley said that Mr. Prante was a poet, a sports enthusiast, but above all else Mr. Prante was a very devoted father to his three sons, daughter-in-law, and his little granddaughter who brought a special joy to his life. Mr. Prante had been wheelchair bound but did an admirable job for the County before his retirement. The Chairman asked for a moment of silence in honor of Mr. Prante.

SMI COMMISSION

Item: Presentation regarding the Maricopa County Commission on Justice System Intervention for the Seriously Mentally Ill (SMI) Commission, including a brief overview of the SMI Commission and its workgroups. (C2007004M00) (ADM1008)

Rory Hays, Attorney-at-Law, Maricopa County Contract Lobbyist
Amy Rex, Maricopa County Justice System Coordinator

Amy Rex presented an overview of workgroups that have been formed by the SMI Commission to address various issues involved with Justice System Intervention for the Seriously Mentally Ill. The workgroups encompassed four main areas:

- Mobile Crisis Teams
- Pre-Booking Triage
- Post Booking Diversion and Process
 1. Pre-Trial Services
 2. Mental Health Court
 3. SMI Probation
- Incarceration and Discharge

Ms. Rex explained the focus of each workgroup, what recommendations resulted and what actions had been accomplished in the year and a half since the formation of the Commission.

Ms. Rex explained that the Commission is comprised of 17 people, including representatives from the Sheriff's office, the County Attorney, the Probation Unit, the Public Defender, the Mental Health Court & Court System, the State Legislature, the Mental Health Advocacy Community filled by Secretary of State Jan Brewer, the Department of Health Services and Value Options. Supervisor Wilson asked how SMI is defined. Ms. Rex said that it is defined by statute and it involves being limited in the ability to live independently and includes a diagnosis from a mental health professional.

Chairman Stapley said that there has been a misconception that what the Commission is doing circumvents the justice system for people who are seriously mentally ill and have committed a serious felony, but that is not the case. The workgroups under the Commission are generally dealing with programs and procedures for seriously mentally ill patients who have committed misdemeanors. The Commission's objective is to get the appropriate resources coalescing together to perhaps take more appropriate action than simple incarceration, and to see that there is a continuum of care.

Supervisor Wilson commented that there are some people that don't need to be incarcerated if they are on medication, but without medication, they can't get out of jail.

Rory Hays spoke about the plans for the remainder of the fiscal year. One of the objectives of the Commission is to do some community outreach to get feedback from the public and from advocates for mental illness regarding some of the proposals made by the Commission, particularly regarding the Crisis Team. The Commission plans to make presentations to the State House of Representatives and Senate at some point to inform them of what the Commission is doing and how it interfaces with the Department of Health Services and Value Options. Chairman Stapley will be talking about what is happening with the Commission on one of his cable presentations.

The State recently received over \$2 million dollars for housing for the Seriously Mentally Ill, and Ms. Hays thanked a number of organizations for their efforts to keep it in the budget. After speaking with the Department of Health Services about the plans for that money, Ms. Hays believes that they are interested in developing permanent housing rather than underwriting rent. The Probation SMI Team Staff has stated that they could put more people on probation and into the SMI program if housing was available. Ms. Hays approached the Department of Health Services to see if they would be interested in partnering with the Commission to make housing available for these people and the response was very positive, but no definite plans have been made yet.

The Commission is also working on ways to improve eligibility access to Title XIX. Discussions have been held between the Commission and DES/AHCCCS, as part of the preparation for release process, regarding how to do a better job of getting people back onto Title XIX as they are ending their jail sentences. One of the biggest obstacles is that many of the SMI do not have addresses to utilize, so the possibility of using the Homeless Campus as a place for that to begin to happen is being discussed. Ms. Hays said that the issue of obstacles to AHCCCS eligibility will probably be another one of the Commission's projects throughout the rest of the fiscal year.

PROCESS IMPROVEMENT EFFORTS

Item: Presentation to provide a status update on Maricopa County's process improvement efforts. (C4907007600) (ADM1601-001)

Thomas Brandt, MFR Coordinator, **did not attend**

Kirk Jaeger, MFR Analyst

County Manager David Smith introduced the presentation by saying that the County applied for and won five Arizona Quality Awards last year, one Pioneer Award for the Parks Department and four Showcase Awards which are for "best in class" business processes. The County has submitted another ten or eleven applications for this year. Mr. Smith explained that their efforts are not just about applying for awards, and that there are dozens of efforts to improve processes going on throughout the County.

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Kirk Jaeger was introduced and said that the process improvement efforts are aimed to benefit not only the management of Maricopa County, but especially the citizens, the customers, and the employees that work with particular processes. Employees benefit when unnecessary steps or delays are removed from any process. Mr. Jaeger reported that the County has made good progress in planning and budgeting for results and developing a strategic plan, but now needs to focus on using data to identify opportunities for improvement.

Mr. Jaeger said that this year there will be eight Showcase Award applicants and that the Library District will be applying for the State Quality Award. Mr. Jaeger pointed out that valuable feedback is obtained from the Arizona Quality Alliance (AQA) examiners. Although the Parks Department won a Pioneer Award last year, they used the feedback given by the AQA examiners to form four new teams to further improve their processes.

A Process Improvement Steering Committee was established within the last year to review potential process improvement projects and team progress, as well as assist teams so that they are focusing on processes that are key to customers. Another major area of effort is quality training that focuses on processes that are important to customers, including the development of an advanced process improvement course for management sponsors, facilitators and team leaders. The advanced classes will require a time commitment; they will be held in two 3-hour sessions.

There are over 40 improvement efforts that are currently in progress County wide, in addition to those that have been closed out or completed. Quality processes can start in a variety of ways, such as analyzing data from MFR performance measurements, using performance grids to find deficiencies, AQA feedback, management and employee identification, and OMB identification through budget review.

Mr. Jaeger gave overviews of several projects that are underway, including benefits open enrollment for County employees, fleet maintenance, timely estate inventory by the Public Fiduciary, and the permitting process by Planning and Development.

The next step is to collect and communicate successes to help inspire new teams, and to look at strategies to reward and recognize existing teams. Mr. Jaeger said that they will want assistance from the Board of Supervisors with rewards and recognition when the time comes.

Supervisor Brock asked which departments were applying for awards and Mr. Jaeger listed them: Adult Probation, Environmental Services, Flood Control, Juvenile Probation, the Public Defender, the Recorder, Risk Management and Transportation, in addition to the Library District.

DOWNTOWN OFFICE BUILDING AND CAMPUS DEVELOPMENT

Item: Presentation and discussion of concepts for the downtown office building and campus development. Staff is further defining concepts from the August 22, 2006 meeting, in order to finalize scope and budget preparations for the Board's consideration on September 25. In addition, discussion will include the development potential of the Imperial Block. (C7007012M00) (ADM811-012)

Steve Conner, Director Facilities Management Department
Catherine Spellman, ASU Phoenix Urban Research Laboratory (PURL)
Steve Lichtenberg and Paul Dana, DMJM, proposed architect
Steve Jordan, Gilbane/Ryan, proposed construction manager at risk
Ron Carmichael, Carmichael and Powell
Peter Barbey, Colliers International

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Steve Conner opened the presentation by saying that the downtown office project is important for several reasons; it provides for 15 years of growth space for the occupying agencies, it immediately saves about \$3.12 million in lease reversions annually, and enhances services to customers. Mr. Conner explained that there would be a presentation from one of the nearby property owners prior to the County Downtown Campus presentation.

Ron Carmichael, attorney for the family that owns the property ("Block 59" south of Madison Street and north of Jackson Street bounded by 4th and 5th Avenues) adjacent to the County Complex, spoke about keeping a private factor inside the Complex. Mr. Carmichael stated that the "private factor" would give the County the opportunity to have 24-hour, 7-day-a-week "eyes and ears and life into the Campus". Mr. Carmichael then introduced Peter Barbey from Colliers International to give a presentation of the proposed project they are calling the Imperial Plaza.

Peter Barbey talked about the location of the Imperial Plaza immediately east of the four block planned area for the new County Complex. He said that the goal is to provide life and increased security for the area as a whole. Mr. Barbey stated that plans for the Imperial Plaza will be optimized to the scale of the planned County Complex, as big or as small as is economically feasible. Mr. Barbey's group envisions the Imperial Plaza as a gateway project connecting the government district to the warehouse district; housing businesses like restaurants, coffee houses, cleaners, child care, office services, drug stores and art galleries. An affordable residential community is also planned for the area, as well as office space for businesses wanting or needing to be close to the downtown area. The site would provide necessary after-hours public parking which would be self-contained and would not rely on the County's parking facilities. Mr. Barbey stated that his group is interested in partnering with the County to plan and design the site. They intend to determine the project particulars by November 2006, which seems to be in line with the County's plans. Mr. Barbey said that they are also having discussions with adjoining property owners, Sante Fe Station and the Ice House.

Steven Bassett, Principle and Senior Designer with DFD Conyer Hedrick showed three different possible schemes for the design of the Imperial Plaza site, all of which had over 500,000 square feet of total space, 25,000 to 30,000 square feet of retail, 350,000 square feet of office space and approximately 100 residential units all with on-site parking.

Mr. Carmichael concluded the Imperial Plaza presentation by listing what his group believes are benefits to the County to having private development in the middle of the campus. Mr. Carmichael stated his group believes the project would bring life to the County Campus, especially at night, and would give County employees access to needed services. It would give consultants and vendors easier access to the County. It could increase density in the existing four buildings based on the scalability of their project. They believe that private interests could deal with historical preservation issues more effectively than government to government. Mr. Carmichael said that, most importantly, the Imperial Plaza site is not intended to be a destination but a private interest in the middle of the County Campus. Mr. Carmichael explained that his group is prepared to make some legal concessions, such as conceding design and scalability control to the County and declining to exercise private property rights. Mr. Carmichael stated that they intend to give the County rights of first refusal for office and possibly residential space. They are prepared to make these concessions in order to partner with the County.

Supervisor Wilson asked what kind of cost per square foot the group was looking at for office and residential space. Mr. Barbey responded by saying that office space generally leases in the \$30 per square foot range for full service. For residential property, they are looking at selling in the \$300,000 range for around 700 square feet. Supervisor Kunasek suggested that the group might want to think about putting medical/dental offices in their space and Mr. Barbey agreed.

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Supervisor Wilcox commented that the project sounds like an exciting possibility that would help to make Madison Street very pedestrian friendly and more of an environmental space.

~ Supervisor Kunasek left the meeting and would not return ~

Steve Conner stated that prior meetings that had been held with his team and the Board of Supervisors had been very helpful in expressing what is desired for this project. Mr. Conner covered the highlights of the County Campus plan: a 640,000 square foot building, 11 agencies targeted to go into the building with 15 years of growth planned into each of their spaces. There is also approximately 60,000 square feet of unassigned space, not yet designated. The building will have connectivity to the parking garage and will have 100 visitor parking spaces nearby. A full service cafeteria is anticipated, as well as the possibility of an outside eating area at the top of the podium portion of the building.

Catherine Spellman stated that the planning meetings have been insightful. PURL has been asked to provide a macro view to situate the County Campus within downtown Phoenix. The Campus is central to a wide variety of development. The City of Phoenix offices and the Federal building are both directly north of the County Campus, and the Jackson Street Corridor Arts District as well as the sports venues are at the end of the street. The ASU Downtown campus also borders the County Campus. One design shows the area along Madison Street as being completely shaded, with possibly some cooling towers to lower the temperature even more. The Campus could become a destination spot, large enough to hold large gatherings, for the types of events that don't normally come to downtown Phoenix because there is not a space large enough to allow for it.

Paul Dana stated that DMJM recommends the twelve story "bar" style building design comprised of about 640,000 square feet and having two plaza areas. This design can be made larger by adding floors without triggering construction of a second building. This design is preferable because of its connectivity to different parking garages and the design lends itself to the creation of shaded walkways. Mr. Dana said that some kind of trolley or shuttle system around and through the Campus to connect parking structures is recommended. Traffic studies indicate that arterial streets will not be impacted.

County Manager David Smith presented an idea about what the theme of the County Complex could be, saying it should epitomize the description of what County government does as a part of the whole structure of federal, state, local and city governments. Mr. Smith explained that nowhere in Arizona are day-to-day government operations more of an embodiment of the U. S. Constitution than in Maricopa County government. "What other government spends \$79 million dollars to prosecute 42,000 felons and then spends \$72 million more defending them because of their constitutional right to counsel."

Mr. Smith pointed out that James Madison, often considered the Father of the Constitution because of the critical role he played at the 1787 Convention, has a street that borders the County Campus named after him. He suggested that a public assembly area along Madison Street could be used to develop a historical display of the Constitution.

~ Supervisor Wilcox left the meeting ~

Life sized statues of former Presidents Madison, Jackson and Jefferson, along with historical biographies, could be appropriately placed near the streets that are named after them. The Constitution theme also allows for other displays throughout the complex where they would be relevant, such as text from the Fourth and Fourteenth Amendments regarding due process rights in or near the courthouse, or text from the Fifth Amendment regarding the right to non self-incrimination and the right to counsel placed near the jail. Mr. Smith explained that the Constitution theme could highlight both U.S. and Arizona history. It could become a destination for school children, and could offer displays with audio and in Braille.

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~ Supervisor Wilcox returned to the meeting ~

Chairman Stapley asked for clarification as to whether, in this plan, Madison Street terminates in this plaza. Mr. Smith replied that Madison could either be closed off permanently or could be designed so that it could be closed off temporarily for reasons of public assembly. Mr. Smith suggested the idea of narrowing the street to one lane each way, slowing the traffic down with speed bumps, widening the sidewalks and adding trees or shade structures.

Chairman Stapley commented that he liked the Constitutional theme very much. He also expressed concerns that the proposed building would be very long.

Supervisor Wilcox expressed how pleased she was with the proposed theme, and how the plan creates an oasis in downtown's "heat island." She suggested looking at moving walkways to alleviate concerns about the length of the building.

Supervisor Wilson commented that he liked the beginning of Mr. Smith's presentation, but has concerns that too much shade will attract people but not necessarily the people who have business with the County. Supervisor Wilson is also concerned about the efficient access to high traffic agencies like the County Recorder, and suggested that other County agencies and elected officials be invited to give feedback on the proposals.

Supervisor Brock expressed concern that planning for only 15 years of growth was not sufficient, and he advocates that the County consider adding more floors, even if the County needs to lease the space out until it is needed.

Ms. Spellman concluded the presentation by saying "this is the type of collaborative process that really leads to an important and spectacular project."

EXECUTIVE SESSION

Motion was made by Supervisor Brock, seconded by Supervisor Wilcox, and unanimously carried (4-0-1) to recess and reconvene in Executive Session in the Tom Sullivan Conference Room to consider items listed on the Executive Agenda dated September 5, 2006, pursuant to listed statutory authority, as follows.

LEGAL ADVICE; PENDING OR CONTEMPLATED LITIGATION – ARS §38-431.03(A)(3) and (A)(4)

Compromise Cases – Barbara Caldwell, Outside Counsel

Andrews, David Bruce
Pernales, Ernesto Olivares
Smallwood, Andrea

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LEGAL ADVICE – ARS §38-431.03(A)(3)

Legal advice regarding recent legislation for County Community Facilities Districts

Scott Ruby, Outside Counsel
Joy Rich, Assistant County Manager
Terry Eckhardt, Deputy County Attorney, **did not attend**
Michelle D'Andrea, Deputy County Attorney
Richard Wallace, Superintendent of Streets
Christopher Keller, Chief, Civil Division, **did not attend**
Tom Manos, Chief Financial Officer

LEGAL ADVICE; PENDING OR CONTEMPLATED LITIGATION – ARS §38-431.03(A)(3) and (A)(4)

Spur Cross Water Rights

William Scalzo, Director, Parks and Recreation
Kevin Costello, Deputy County Attorney
Charles Kelhoffer, Outside Counsel

Appeals to the Board of Supervisors for Residential Classifications

Keith Russell, Assessor
Timothy Boncoskey, Chief Deputy Assessor
Joan Blackburn, Support Services Manager
Fran McCarroll, Clerk of the Board of Supervisors
Lori Pacini, Deputy Clerk of the Board
Jerry Fries, Outside Counsel
Jean Rice, Deputy County Attorney

MEETING ADJOURNED

At the conclusion of discussion on the above items and there being no further business to come before the Board, the meeting was adjourned.

ATTEST:

Don Stapley, Chairman of the Board

Fran McCarroll, Clerk of the Board